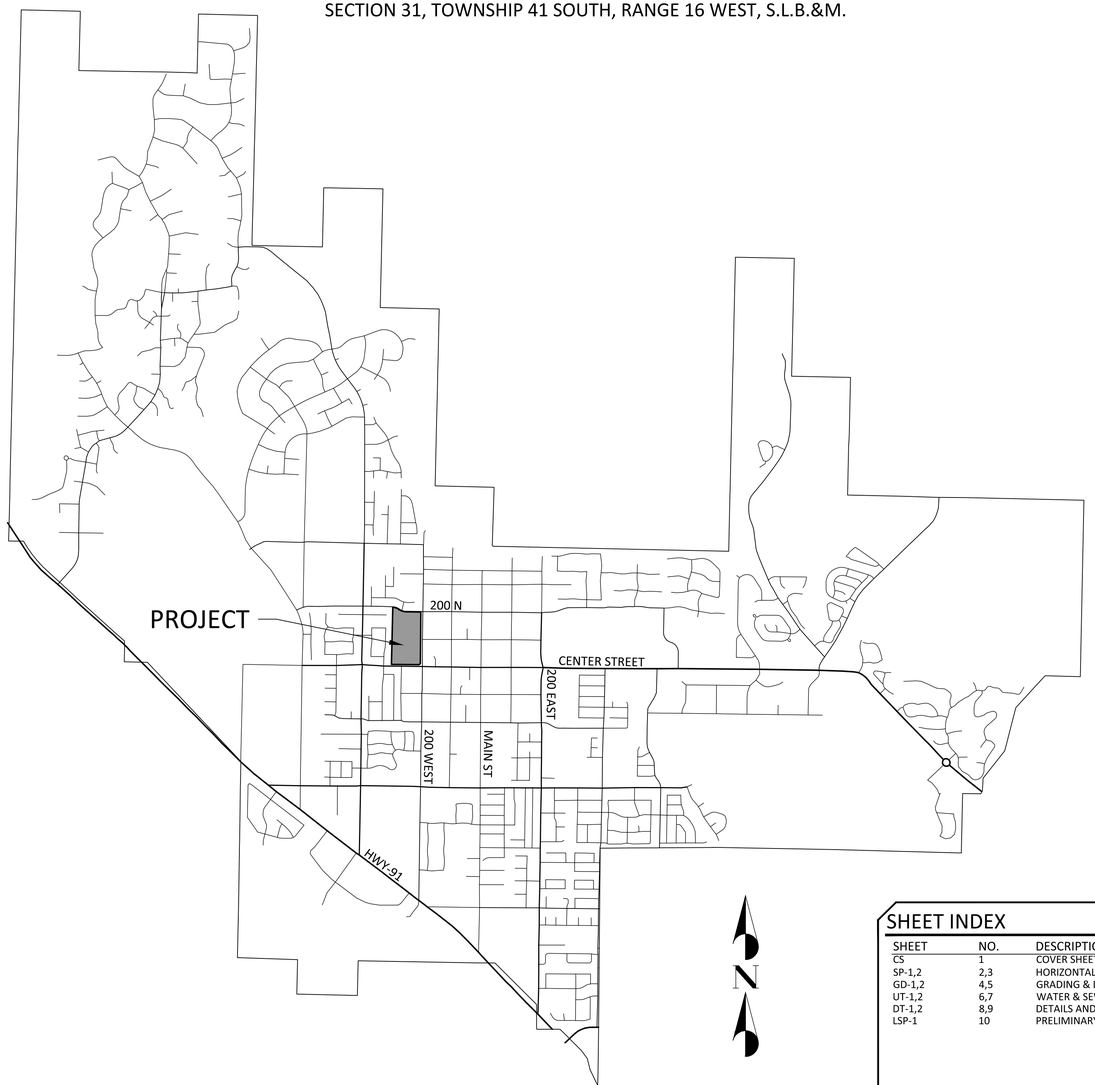
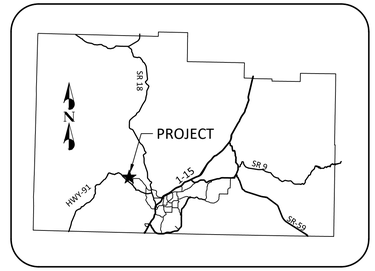
# PRELIMINARY PLAN

FOR

# ALTURA PHASES 1 - 3

LOCATED IN THE SOUTHEAST QUARTER OF
SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M.




VICINITY MAP
SCALE: 1" = 80,000'

## SHEET INDEX


| SHEET | NO. | DESCRIPTION |
|---|---|---|
| CS | 1 | COVER SHEET |
| SP-1,2 | 2,3 | HORIZONTAL CONTROL/SITE PLAN |
| GD-1,2 | 4,5 | GRADING & DRAINAGE PLAN |
| UT-1,2 | 6,7 | WATER & SEWER PLAN |
| DT-1,2 | 8,9 | DETAILS AND SECTIONS |
| LSP-1 | 10 | PRELIMINARY LANDSCAPE PLAN |


## OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP, INC.
120 EAST ST. GEORGE BLVD STE #301
ST. GEORGE, UTAH 84770

## CONTACT

LOGAN BLAKE, PE
(435) 628-2121
logan@develpmentsolutions.co

## BASIS OF BEARINGS

BASIS OF BEARINGS BEING SOUTH 89°25'00"EAST ALONG THE SOUTH LINE OF SECTION 31, TOWNSHIP 41 SOUTH, RANGE 16 WEST, S.L.B.&M., LINE BETWEEN THE SOUTH 1/4 CORNER OF SAID SECTION 31, SAID POINT BEING A BRASS CAP IN RING AND LID MONUMENT, AND THE NORTHEAST CORNER OF SECTION 6 TOWNSHIP 42 SOUTH, RANGE 16 WEST, S.L.B.&M., SAID POINT BEING A BRASS CAP IN RING AND LID MONUMENT.

## BENCHMARK

NORTH ONE-QUARTER CORNER SEC. 6, T42S, R16W, SLB&M.
FND 2006 ALPHA ALUM. CAP
ELEV.= 3072.66


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www.bluestakes.org
1-800-662-4111



LOGAN BLAKE
No. 7997785
5/31/18
STATE OF UTAH


| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|

PROJECT NAME : ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738
SHEET NAME : COVER SHEET


DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co


| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | N.T.S. |

SHEET NUMBER :

CS-1

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA | TANGENT |
| C101 | 220.00' | 126.57' | 32°57'44" | 65.09' |
| C102 | 280.00' | 38.84' | 7°56'54" | 19.45' |
| C103 | 280.00' | 94.06' | 19°14'49" | 47.48' |
| C104 | 280.00' | 27.72' | 5°40'24" | 13.87' |
| C105 | 20.00' | 31.37' | 89°52'28" | 19.96' |
| C106 | 20.00' | 31.46' | 90°07'32" | 20.04' |
| C107 | 20.00' | 31.37' | 89°52'28" | 19.96' |
| C108 | 20.00' | 31.42' | 90°00'00" | 20.00' |
| C109 | 50.00' | 48.52' | 55°35'52" | 26.36' |
| C110 | 50.00' | 14.76' | 16°54'32" | 7.43' |
| C111 | 50.00' | 65.60' | 75°10'34" | 38.49' |
| C112 | 50.00' | 56.69' | 64°57'34" | 31.83' |
| C113 | 50.00' | 20.91' | 23°57'57" | 10.61' |
| C114 | 50.00' | 30.90' | 35°24'45" | 15.96' |
| C115 | 30.00' | 47.12' | 90°00'00" | 30.00' |
| C116 | 25.00' | 39.27' | 90°00'00" | 25.00' |
| C117 | 20.00' | 31.42' | 90°00'00" | 20.00' |
| C118 | 20.00' | 31.42' | 90°00'00" | 20.00' |
| C119 | 25.00' | 39.27' | 90°00'00" | 25.00' |
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| C127 | 35.00' | 55.00' | 90°02'15" | 35.02' |
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| C129 | 171.50' | 104.33' | 34°51'17" | 53.83' |
| C130 | 128.50' | 78.17' | 34°51'17" | 40.34' |
| C131 | 30.00' | 47.12' | 90°00'00" | 30.00' |

## ALTURA SITE DATA:

PARCEL ID: I-SB-13
PROPOSED ZONING: RE-12.5
LOT AVERAGING OVERLAY
TOTAL DWELLING UNITS: 49 UNITS
SITE AREA: 17.57 ACRES
DENSITY: 2.79 DU/AC

## CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

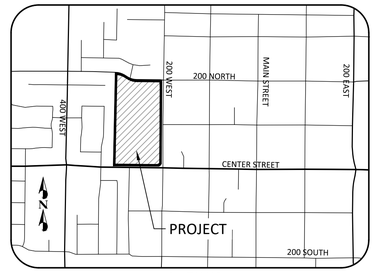
## OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

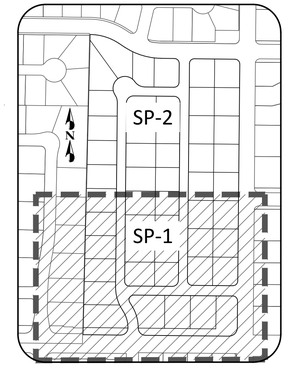



## LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
- SETBACK LINE
- PHASE BOUNDARY
- PROPOSED 2.5" ASPHALT OVER 6" TYPE 2 BASE
- PROPOSED 3" ASPHALT OVER 6" TYPE 2 BASE
- C107 TBC CURVE/LINE TAG
- PROPOSED CLASS I (RING & LID) MONUMENT
- PROPOSED CLASS II MONUMENT

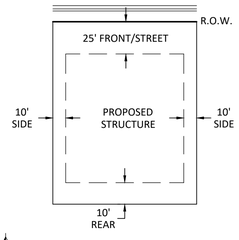



VICINITY MAP
SCALE: 1" = 1000'




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 300'

SCALE IN FEET




TYPICAL SETBACKS

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LOGAN BLAKE
No. 7997785
5/31/18
REGISTERED LAND SURVEYOR
STATE OF UTAH

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME : ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME : SITE PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co

| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | 1" = 40' |

SHEET NUMBER :

SP-1

2 OF 10 TOTAL

## ALTURA SITE DATA:

| | |
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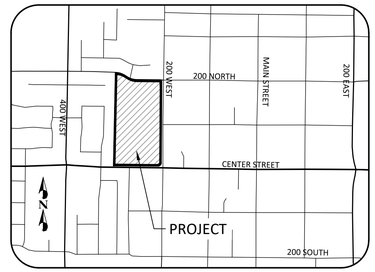

LOGAN BLAKE
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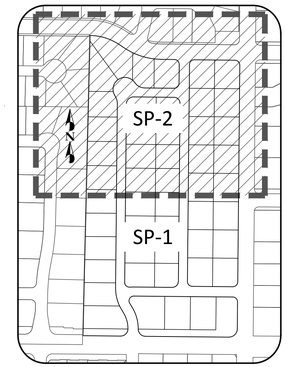
DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770



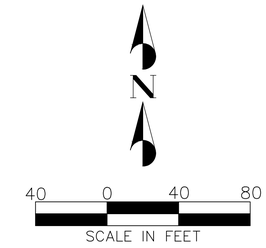

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VICINITY MAP
SCALE: 1" = 1000'

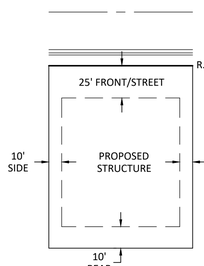



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 300'




## LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB & GUTTER
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TYPICAL SETBACKS


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LOGAN BLAKE
No. 7997785
5/31/18
STATE OF UTAH


| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME :
ALTURA
PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME :
SITE PLAN


DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
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Office (435) 628-2121
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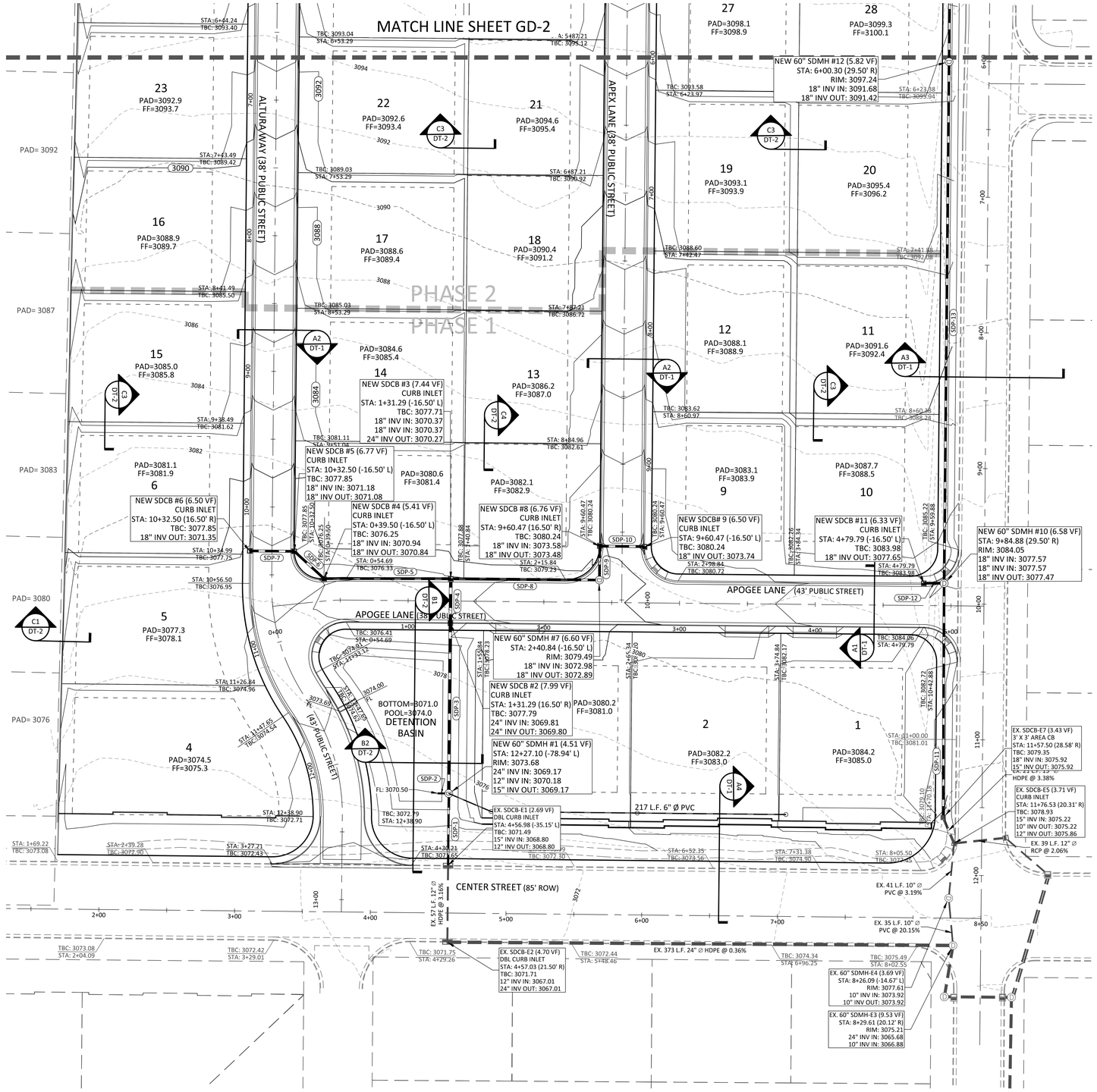

| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | 1" = 40' |

SHEET NUMBER :
SP-2

## EARTHWORK (ALL PHASES)

CUT: 22,643 C.Y. FILL: 20,232 C.Y. NET: 2,412* (C)

* ALL EARTHWORK VOLUMES ARE FOR ESTIMATING PURPOSES ONLY. THEY REPRESENT THE DIFFERENCE BETWEEN EXISTING AND FINISH GRADE SURFACES. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL VOLUMES.

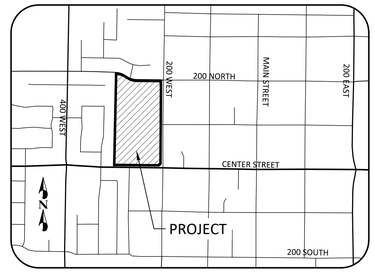



## ABBREVIATIONS

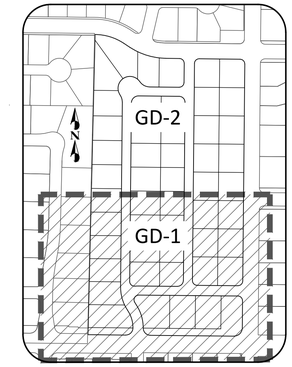
| | |
|---|---|
| BVC | BEGIN VERTICAL CURVE |
| CR | CURB RETURN |
| CDS | CUL-DE-SAC STATION |
| KS | KNUCKLE STATION |
| EVC | END VERTICAL CURVE |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SD | STORM DRAIN |
| SG | SUBGRADE |
| TBC | TOP BACK OF CURB |
| PC | POINT OF CURVATURE |
| PRC | POINT OF REVERSE CURVATURE |

## GRADING NOTES

1. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
5. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
6. ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
7. ADD 3,700.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.
8. ALL LOTS OVER 11,000 SQ. FT. IN SIZE SHALL HAVE A 2:1 SLOPE BETWEEN PADS WITH THE PROPERTY LINE AT THE TOP OF SLOPE. ALL LOTS UNDER 11,000 SQ. FT. IN SIZE, WHERE THE PAD ELEVATIONS OF THE ADJACENT LOTS VARY MORE THAN TWO FEET A RETAINING WALL SHALL BE CONSTRUCTED.
9. ALL GRADE LABELS SHOWN WITHIN FUTURE PHASE 2 AREA ARE FOR ROUGH GRADING REFERENCE ONLY AND DO NOT REPRESENT AN APPROVAL TO CONSTRUCT CURB OR OTHER STREET IMPROVEMENTS.
10. ALL PHASE 2 PADS ADJACENT TO PHASE 1 SHALL BE ROUGH GRADED TO THE PAD GRADES SHOWN HEREON TO WITHIN A MINIMUM OF 25 FEET OF THE PHASE 1 BOUNDARY.
8. ALL LOT GRADING SHALL BE IN CONFORMANCE WITH IVINS CITY STD. DWG. NO. G-01, G-02.




VICINITY MAP
SCALE: 1" = 1000'




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 300'

| PIPE TABLE | | | | |
|---|---|---|---|---|
| PIPE NAME | MATERIAL | SIZE | HORIZ. LENGTH | SLOPE |
| SDP-1 | POLY | 15" | 53 L.F. | 0.70% |
| SDP-2 | POLY | 12" | 8 L.F. | 4.00% |
| SDP-3 | POLY | 24" | 125 L.F. | 0.50% |
| SDP-4 | POLY | 24" | 33 L.F. | 1.40% |
| SDP-5 | POLY | 18" | 93 L.F. | 0.50% |
| SDP-6 | POLY | 18" | 30 L.F. | 0.50% |
| SDP-7 | POLY | 18" | 33 L.F. | 0.50% |
| SDP-8 | POLY | 18" | 110 L.F. | 2.30% |
| SDP-9 | POLY | 18" | 25 L.F. | 2.00% |
| SDP-10 | POLY | 18" | 33 L.F. | 0.50% |
| SDP-11 | POLY | 18" | 173 L.F. | 0.90% |
| SDP-12 | POLY | 18" | 15 L.F. | 0.50% |
| SDP-13 | POLY | 18" | 385 L.F. | 3.60% |

## LEGEND

- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- BUILDING ENVELOPE LINE
- 2660 EXISTING CONTOUR LINE
- (2700) PROPOSED CONTOUR LINE
- 1+00.00 / 2700.00 TBC / (2700.00) / TBC CR — PROPOSED GRADE TAG
- EXISTING ELEVATION GRADE TAG
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- CATCH BASIN
- STORM DRAIN MANHOLE


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www.developmentsolutions.co


| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME : ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME : GRADING & DRAINAGE PLAN

| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | 1" = 40' |

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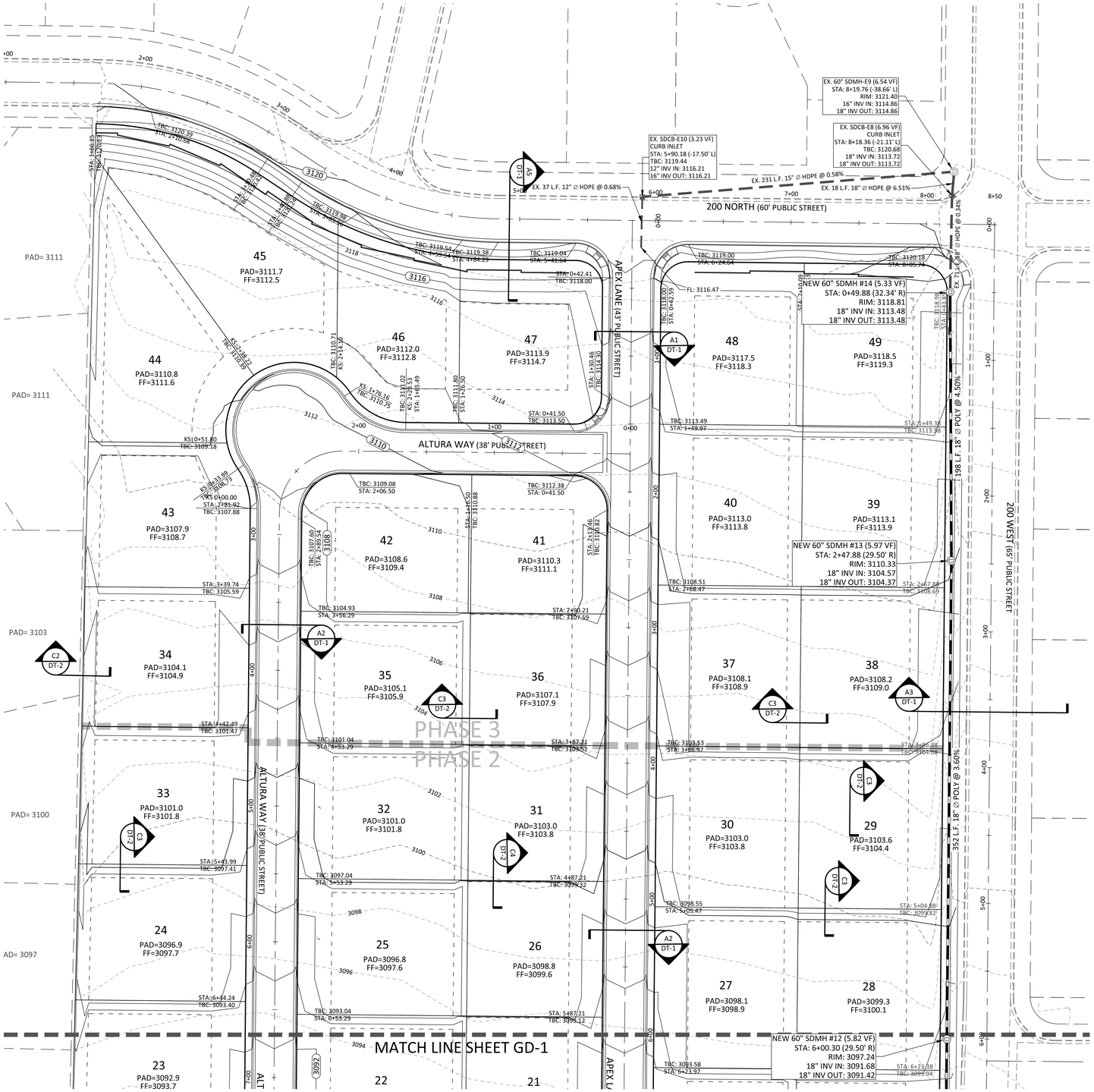
GD-1

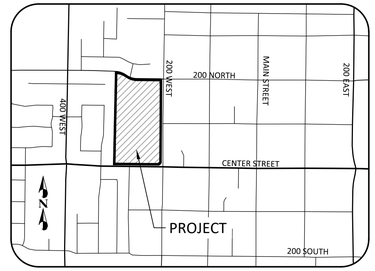
4 OF 10 TOTAL

## EARTHWORK (ALL PHASES)

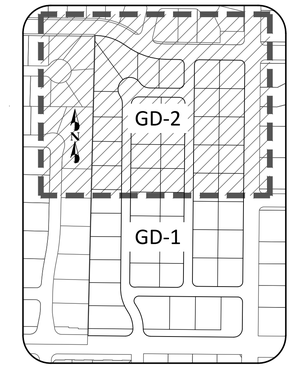
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KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 300'

## ABBREVIATIONS

| | |
|---|---|
| BVC | BEGIN VERTICAL CURVE |
| CR | CURB RETURN |
| CDS | CUL-DE-SAC STATION |
| KS | KNUCKLE STATION |
| EVC | END VERTICAL CURVE |
| EX | EXISTING |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FL | FLOW LINE |
| HP | HIGH POINT |
| LP | LOW POINT |
| SD | STORM DRAIN |
| SG | SUBGRADE |
| TBC | TOP BACK OF CURB |
| PC | POINT OF CURVATURE |
| PRC | POINT OF REVERSE CURVATURE |

## GRADING NOTES

1. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).
2. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS, AND ADJACENT PROPERTIES IN A CLEAN CONDITION.
4. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.
5. CONTRACTOR TO VERIFY LOCATION AND INVERT OF ALL EXISTING UTILITIES REFERENCED HEREON PRIOR TO CONSTRUCTION. THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN LOCATION AND/OR ELEVATION.
6. ALL STREET IMPROVEMENTS SHOWN HEREON AND LABELED AS FUTURE ARE FOR REFERENCE ONLY AND SHALL NOT BE CONSTRUCTED WITH THIS PLAN SET.
7. ADD 3,700.00 FEET TO ABBREVIATED ELEVATIONS TO MATCH BENCHMARK DATUM ELEVATION.
8. ALL LOTS OVER 11,000 SQ. FT. IN SIZE SHALL HAVE A 2:1 SLOPE BETWEEN PADS WITH THE PROPERTY LINE AT THE TOP OF SLOPE. ALL LOTS UNDER 11,000 SQ. FT. IN SIZE, WHERE THE PAD ELEVATIONS OF THE ADJACENT LOTS VARY MORE THAN TWO FEET A RETAINING WALL SHALL BE CONSTRUCTED.
9. ALL GRADE LABELS SHOWN WITHIN FUTURE PHASE 2 AREA ARE FOR ROUGH GRADING REFERENCE ONLY AND DO NOT REPRESENT AN APPROVAL TO CONSTRUCT CURB OR OTHER STREET IMPROVEMENTS.
10. ALL PHASE 2 PADS ADJACENT TO PHASE 1 SHALL BE ROUGH GRADED TO THE PAD GRADES SHOWN HEREON TO WITHIN A MINIMUM OF 25 FEET OF THE PHASE 1 BOUNDARY.
8. ALL LOT GRADING SHALL BE IN CONFORMANCE WITH IVINS CITY STD. DWG. NO. G-01, G-02.

## LEGEND

- RIGHT OF WAY LINE
- EXISTING CURB AND GUTTER
- ROAD CENTERLINE
- PROPOSED CURB AND GUTTER
- BUILDING ENVELOPE LINE
- 2660 EXISTING CONTOUR LINE
- 2700 PROPOSED CONTOUR LINE
- 1+00.00 / 2700.00 TBC / (2700.00) / TBC CR — PROPOSED GRADE TAG
- EXISTING ELEVATION GRADE TAG
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- CATCH BASIN
- STORM DRAIN MANHOLE


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LOGAN BLAKE
No. 7997785
5/31/18
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME : ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME : GRADING & DRAINAGE PLAN


DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co


| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | 1" = 40' |

SHEET NUMBER :

GD-2

## OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

## CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

N

40 0 40 80
SCALE IN FEET

MATCH LINE SHEET UT-2

PHASE 2
PHASE 1

ALTURA WAY (38' PUBLIC STREET)

APEX LANE (38' PUBLIC STREET)

APOGEE LANE (38' PUBLIC STREET)

APOGEE LANE (43' PUBLIC STREET)

CENTER STREET (85' ROW)

DETENTION BASIN

23 12,529 Sq. Ft. 0.29 Ac.
22 12,500 Sq. Ft. 0.29 Ac.
21 10,000 Sq. Ft. 0.23 Ac.
27 12,502 Sq. Ft. 0.29 Ac.
28 12,502 Sq. Ft. 0.29 Ac.
16 12,509 Sq. Ft. 0.29 Ac.
18 10,000 Sq. Ft. 0.23 Ac.
19 12,502 Sq. Ft. 0.29 Ac.
20 12,502 Sq. Ft. 0.29 Ac.
15 12,516 Sq. Ft. 0.29 Ac.
14 12,219 Sq. Ft. 0.28 Ac.
13 9,775 Sq. Ft. 0.22 Ac.
12 12,502 Sq. Ft. 0.29 Ac.
11 12,502 Sq. Ft. 0.29 Ac.
6 12,584 Sq. Ft. 0.29 Ac.
9 12,521 Sq. Ft. 0.29 Ac.
4 16,728 Sq. Ft. 0.38 Ac.
3 15,159 Sq. Ft. 0.35 Ac.
2 15,167 Sq. Ft. 0.35 Ac.
1 15,851 Sq. Ft. 0.36 Ac.

NEW 60" SSMH #6 (9.30 VF)
STA: 8+26.49 (4.00' R)
RIM: 3086.01
8" INV IN: 3076.91
8" INV OUT: 3076.71

NEW 60" SSMH #8 (9.37 VF)
STA: 7+25.47 (4.00' R)
RIM: 3089.22
8" INV IN: 3080.05
8" INV OUT: 3079.85

NEW 60" SSMH #5 (9.00 VF)
STA: 10+63.84 (4.18' R)
RIM: 3076.60
8" INV IN: 3067.80
8" INV IN: 3067.80
8" INV OUT: 3067.60

NEW 60" SSMH #7 (9.43 VF)
STA: 2+53.34 (-4.00' L)
RIM: 3079.81
8" INV IN: 3070.58
8" INV IN: 3070.58
8" INV OUT: 3070.38

NEW 60" SSMH #13 (9.08 VF)
STA: 3+94.84 (-4.00' L)
RIM: 3082.36
8" INV OUT: 3073.27

EX. 60" SSMH #E4 (12.85 VF)
STA: 6+26.88 (-9.71' L)
RIM: 3095.87
8" INV IN: 3083.22
8" INV OUT: 3083.02

EX. 60" SSMH #E3 (10.53 VF)
STA: 9+37.54 (-4.28' L)
RIM: 3085.77
8" INV IN: 3075.43
8" INV OUT: 3075.23

NEW 60" SSMH #4 (9.27 VF)
STA: 10+81.09 (6.09' R)
RIM: 3076.01
8" INV IN: 3066.94
8" INV OUT: 3066.74

NEW 60" SSMH #3 (9.19 VF)
STA: 12+14.75 (5.13' R)
RIM: 3073.08
8" INV IN: 3064.08
8" INV OUT: 3063.88

EX. 60" SSMH #E1 (16.98 VF)
STA: 0+06.80 (-32.40' L)
RIM: 3073.48
8" INV IN: 3056.80
8" INV IN: 3056.80
8" INV OUT: 3056.50

NEW 60" SSMH #1 (3.72 VF)
STA: 0+72.67 (-22.50' L)
RIM: 3061.23
8" INV IN: 3057.70
8" INV OUT: 3057.50

NEW 60" SSMH #2 (9.35 VF)
STA: 3+71.71 (-22.50' L)
RIM: 3071.83
8" INV IN: 3062.68
8" INV OUT: 3062.48

EX. 60" SSMH #E2 (9.34 VF)
STA: 12+36.42 (-7.76' L)
RIM: 3076.00
8" INV IN: 3066.86
8" INV IN: 3066.86
8" INV OUT: 3066.66

18 L.F. 8" ∅ SDR 35 @ 3.70%
133 L.F. 8" ∅ SDR 35 @ 2.00%
71 L.F. 8" ∅ SDR 35 @ 1.70%
67 L.F. 8" ∅ SDR 35 @ 1.06%
299 L.F. 8" ∅ SDR 35 @ 1.60%
258 L.F. 8" ∅ SDR 35 @ 1.00%
141 L.F. 8" ∅ SDR 35 @ 1.90%
EX. 299 L.F. 8" ∅ SDR 35 @ 2.80%
EX. 311 L.F. 8" ∅ SDR 35 @ 2.44%
EX. 6" PVC WTR
EX. 12" PVC WTR
EX. 20" DI WTR
272 L.F. 4" Ø C900 IRR
282 L.F. 4" Ø C900 IRR
246 L.F. 4" Ø C900 WL
248 L.F. 8" Ø C900 WL
248 L.F. 8" Ø C900 WL
272 L.F. 8" Ø C900 WL
241 L.F. 8" Ø C900 WL
385 L.F. 8" Ø C900 WL
273 L.F. 8" Ø C900 WL

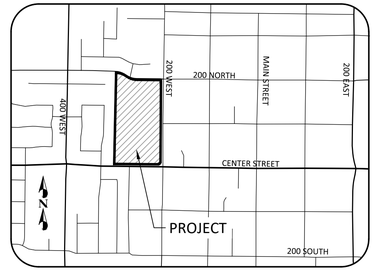
LANDSCAPE METER

## UTILITY NOTES

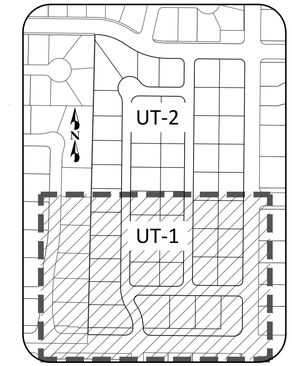
1. NEW 8" GATE VALVE (TYP.)
2. NEW 12" GATE VALVE (TYP.)
3. NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE
4. INSTALL NEW 60"Ø MANHOLE
5. 11.25 ° 8" ELBOW
6. 22.5 ° 8" ELBOW
7. 90 ° 8" ELBOW
8. CONNECT TO EXISTING WL, WET TAP WHERE REQUIRED BY IVINS CITY
9. 8" X 8" TEE
10. 12" X 8" TEE

## IRRIGATION NOTES

1. NEW 4" GATE VALVE
2. NEW 6" GATE VALVE
3. 4" 11.25° ELBOW
4. 6" 22.55° ELBOW
5. 4" 90° ELBOW
6. 6" 90° ELBOW
7. STUB AND CAP
8. CONNECT TO EXISTING WL, WET TAP WHERE REQUIRED BY IVINS CITY
9. 4" X 4" TEE
9. 6" X 4" TEE



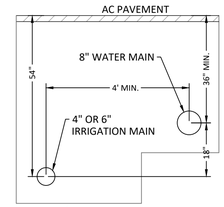

VICINITY MAP
SCALE: 1" = 1000'




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 300'

## LEGEND

- RIGHT OF WAY LINE
- ROAD CENTERLINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SEWER LINE (SIZE AS NOTED)
- EXISTING SEWER LINE (SIZE AS NOTED)
- PROPOSED WATER LINE (SIZE AS NOTED)
- EXISTING WATER LINE (SIZE AS NOTED)
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED ¾" IRRIGATION METER




WATER/IRRIGATION TRENCH
NOT TO SCALE

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LOGAN BLAKE
No. 7997785
5/31/18
STATE OF UTAH

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME :
ALTURA
PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME :
SEWER & WATER PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
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| | |
|---|---|
| DATE : | APRIL 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | 1" = 40' |

SHEET NUMBER :
UT-1

## OWNER/DEVELOPER

DEVELOPMENT SOLUTIONS GROUP INC.
120 EAST ST. GEORGE BLVD. #301
ST. GEORGE, UTAH 84770

## CONTACT

LOGAN BLAKE
(435) 628-2121
logan@developmentsolutions.co

N

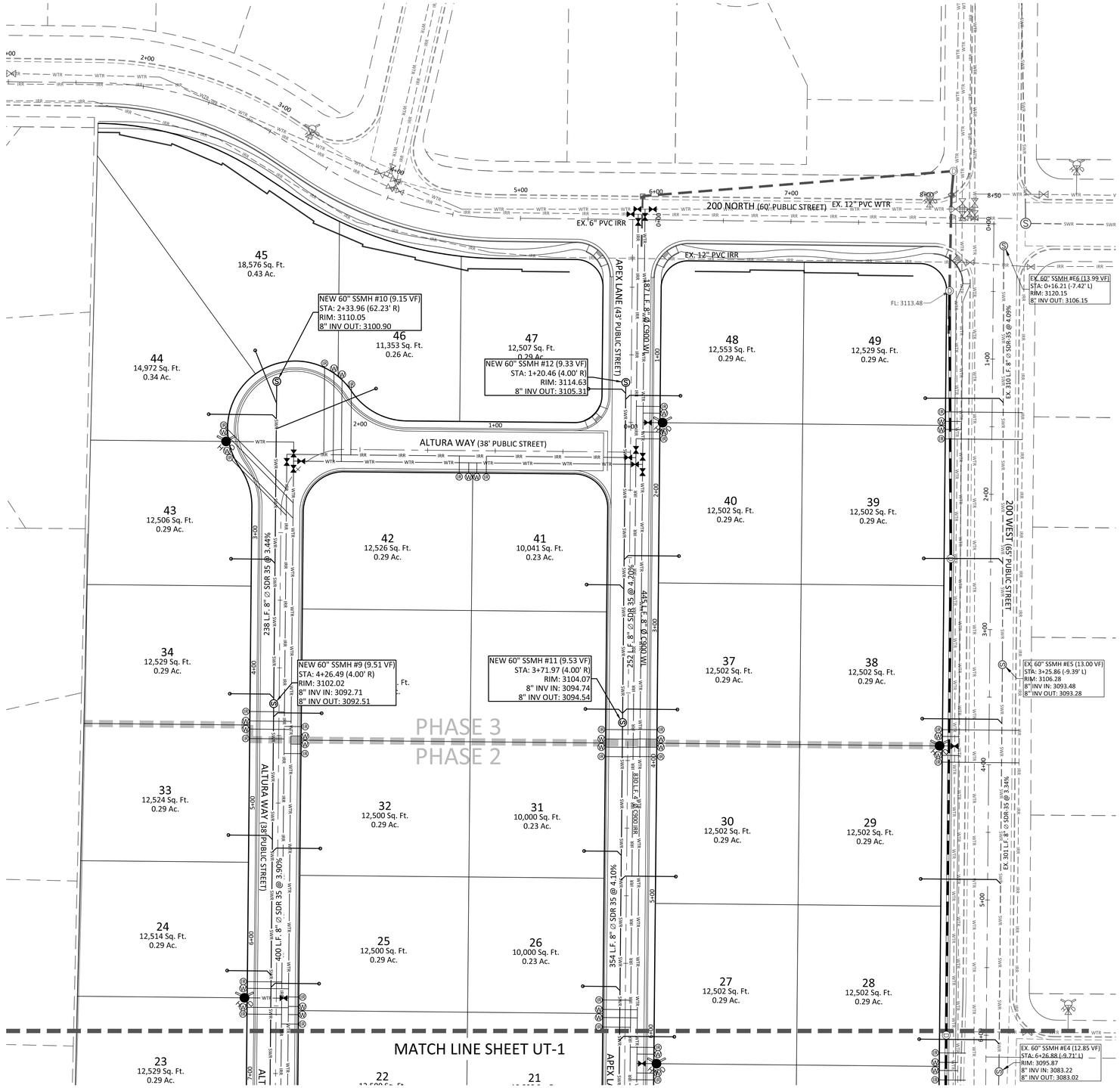
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SCALE IN FEET

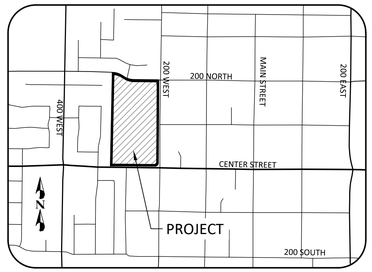
## UTILITY NOTES

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3. NEW FIRE HYDRANT ASSEMBLY w/ 6" GATE VALVE
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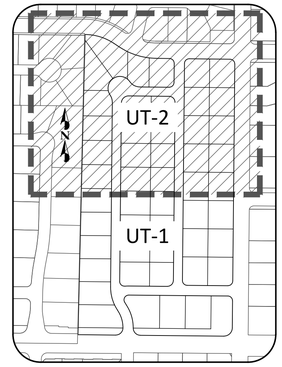
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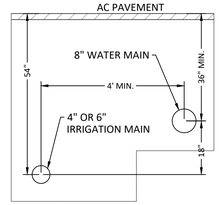

VICINITY MAP
SCALE: 1" = 1000'




KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 300'

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- EXISTING CATCH BASIN
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LATERAL
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED ¾" WATER METER
- PROPOSED ¾" IRRIGATION METER




WATER/IRRIGATION TRENCH

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LICENSED PROFESSIONAL ENGINEER
LOGAN BLAKE
No. 7997785
5/31/18
STATE OF UTAH

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME : ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME : SEWER & WATER PLAN

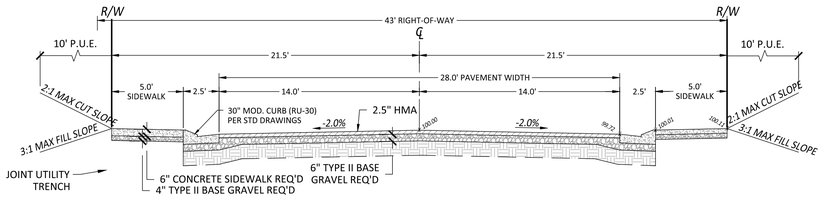
DEVELOPMENT SOLUTIONS GROUP
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120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co

| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | 1" = 40' |

SHEET NUMBER :

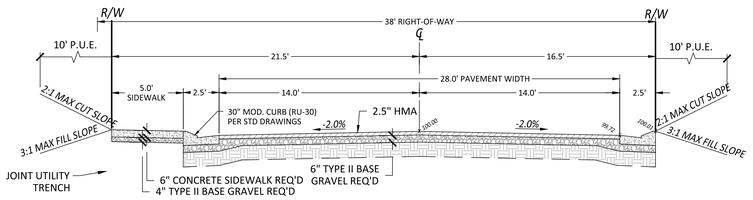
UT-2

7 OF 10 TOTAL



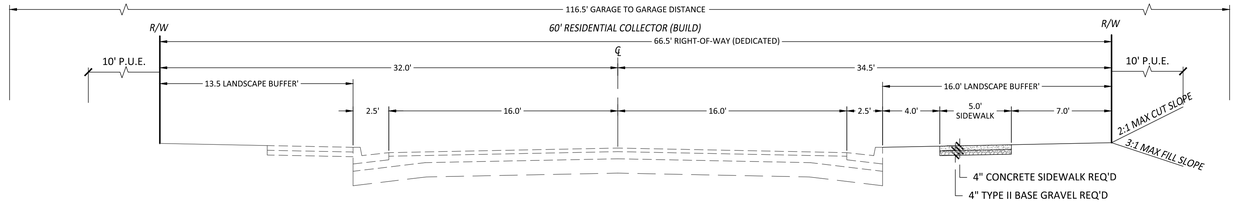

A1 ~ 43' PUBLIC STREET INTERIOR ROADS TYPICAL SECTION

SCALE 1" = 5'



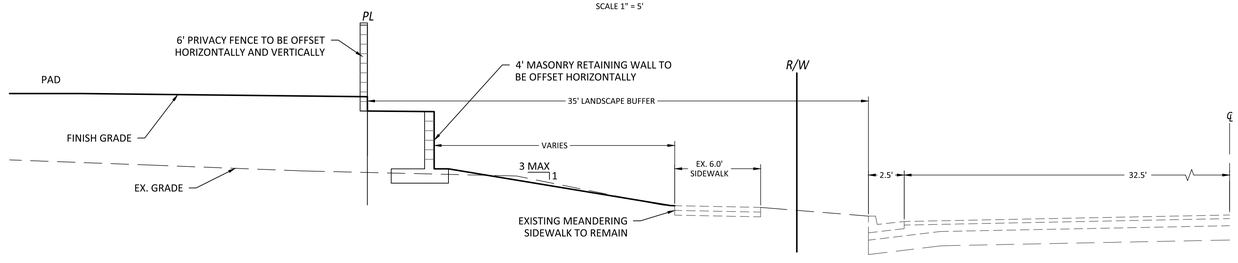

A2 ~ 38' PUBLIC STREET INTERIOR ROADS TYPICAL SECTION

SCALE 1" = 5'



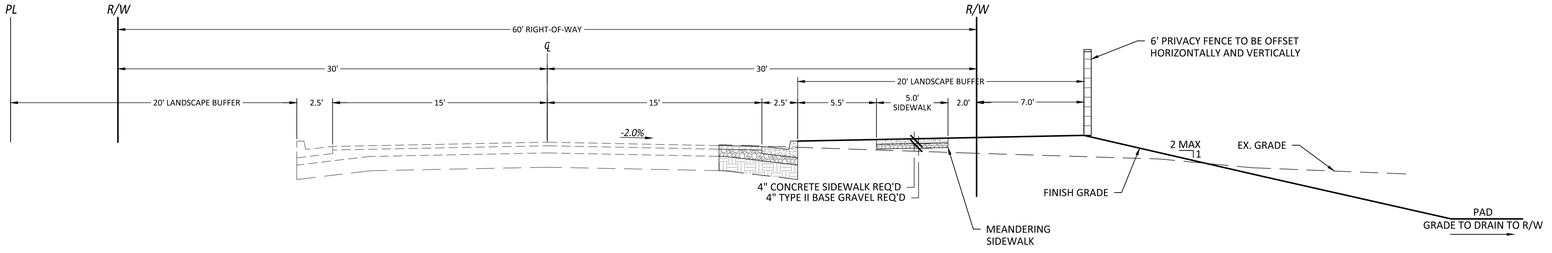

A3 ~ 200 WEST - 66.5' PUBLIC STREET

SCALE 1" = 5'




A4 ~ CENTER STREET - 85' PUBLIC STREET

SCALE 1" = 5'




A5 ~ 200 NORTH - 60' PUBLIC STREET

SCALE 1" = 5'


LOGAN BLAKE
No. 7997785
5/31/18
STATE OF UTAH


| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME : ALTURA PHASES 1 - 3, 200 WEST CENTER STREET IVINS, UT 84738

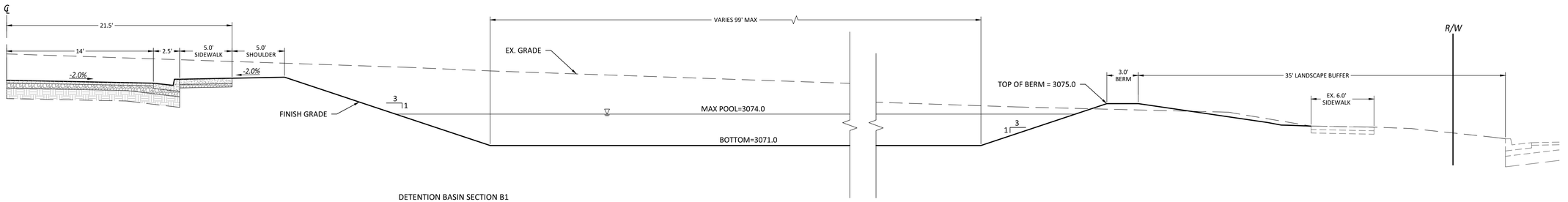
SHEET NAME : DETAILS & SECTIONS


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LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co


| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | AS SHOWN |

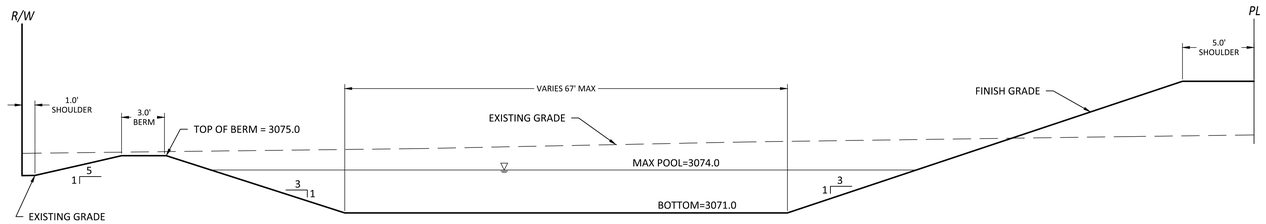
SHEET NUMBER :

DT-1



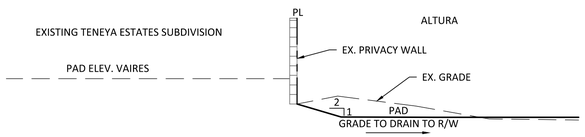

B1 ~ DETENTION BASIN SECTION B1

SCALE 1" = 5'



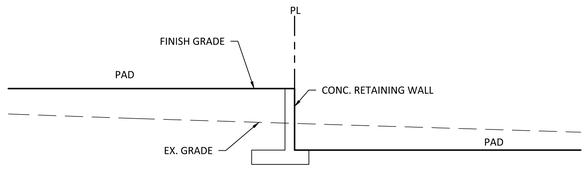

B2 ~ DETENTION BASIN SECTION B2

SCALE 1" = 5'



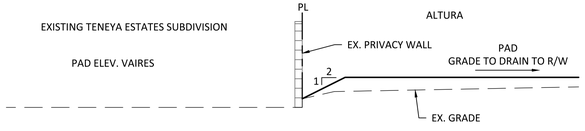

C1 ~ SECTION C1

N.T.S.




C4 ~ SECTION C4

N.T.S.




C2 ~ SECTION C2

N.T.S.

LOGAN BLAKE
No. 7997785
5/31/18
STATE OF UTAH

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
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PROJECT NAME : ALTURA PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME : DETAILS & SECTIONS

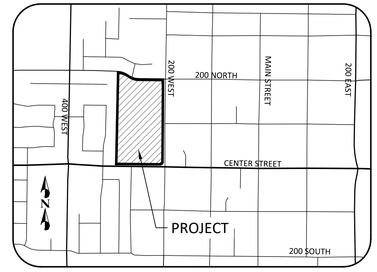

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120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
www.developmentsolutions.co


| | |
|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | AS SHOWN |

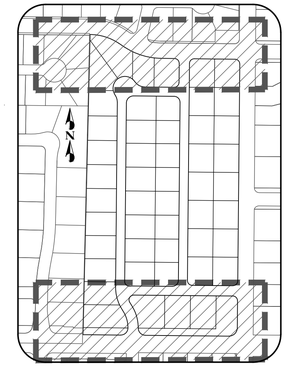
SHEET NUMBER :

DT-2




VICINITY MAP
SCALE: 1" = 1000'



KEY MAP
SHADING SHOWS THIS SHEET
SCALE: 1" = 300'




## LEGEND

| | | |
|---|---|---|
| | TREES | 21 EA |
| | SHRUBS | 196 EA |
| | TURF AREA | ≈4000 SQ. FT. |
| | STREET LIGHTS | 3 EA |

Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

LOGAN BLAKE
No. 7997785
5/31/18
STATE OF UTAH

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

PROJECT NAME :
# ALTURA
## PHASES 1 - 3
200 WEST CENTER STREET IVINS, UT 84738

SHEET NAME :
PRELMINARY LANDSCAPE PLAN

DEVELOPMENT SOLUTIONS GROUP
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
120 East St. George Blvd Suite #301
St. George, UT 84770
Office (435) 628-2121
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|---|---|
| DATE : | MAY 2018 |
| PM : | LB |
| DRAWN BY : | LB |
| DESIGNED BY : | LB |
| CHECKED BY : | JRT |
| PROJECT NO. : | 17-024 |
| SCALE : | 1" = 40' |

SHEET NUMBER :
LSP-1
10 OF 10 TOTAL